

## **MINUTES**

### **REDEVELOPMENT AUTHORITY OF THE CITY OF FOND DU LAC REGULAR MEETING WEDNESDAY, JUNE 18, 2014**

**City/County Government Center, Meeting Room D & E  
7:30 a.m.**

1. Teletzke called the meeting to order at 7:30 a.m. The meeting was held in Room D & E of the City/County Government Center, 160 S. Macy Street, Fond du Lac, Wisconsin.

2. Wegner called the roll

Present

Absent

Richard Ewald  
Mary Gilles  
Karyn Merkel  
Anne Pierce  
Doug Teletzke  
Sarah Van Buren

Wegner declared a quorum present

Staff in attendance:

Dyann Benson, Redevelopment Planner  
Debbie Wegner, Community Development Specialist

Others Present:

None

3. Approval of Minutes

- A. Open and Closed Session Minutes from the Regular Meeting of May 21, 2014

Ewald made a motion to approve the minutes of the regular meeting of May 21, 2014; seconded by Merkel. Motion carried.

4. New Business

A. Approval of Financial Statement

1. Redevelopment Authority Monthly Financial Statement – May 2014

Pierce made a motion to approve the Redevelopment Authority monthly financial statement as presented; seconded by Van Buren. Motion carried.

B. Resolution No. 14-15 – A Resolution Authorizing a Change in Beneficiaries for the PY2014 Dental Care Assistance Program Funded Through the Community Development Block Grant (CDBG) Program

Benson reviewed that on January 9, 2014 the Redevelopment Authority (RDA) approved funding in the amount of \$10,000 for the Dental Care Assistance Program through the Fond du Lac Health Department which provides access to dental care for low-and-moderate income adults with Medical Assistance (MA) insurance. The Health Department indicated that with the funding from Agnesian Healthcare, it appears that adult dental care needs will be able to be met this year. Benson explained that the Health Department is requesting the RDA to consider the transfer of funding from adult dental care assistance to the increasing need for children's dental care assistance for children who are 18 and younger covered by MA insurance. Benson stated that currently there are 300 children on the dental care wait list.

Ewald made a motion to approve Resolution No. 14-15; seconded by Merkel. Motion carried.

C. Report on Fair Housing Services – Quarterly Report

Benson reviewed that in June 2013, the RDA approved a Subrecipient Agreement with the Metropolitan Milwaukee Fair Housing Council (MMFHC) to provide Fair Housing Services. As an Entitlement community within the Community Development Block Grant (CDBG) Program, the City is required to undertake certain efforts to promote, or affirmatively further, fair housing. Fair housing services provided by MMFHC include enforcement, education and outreach, fair lending, research/analysis of affordable housing opportunities and technical assistance to City staff. Benson reviewed MMFHC's report for the Quarter ending on April 30, 2014.

Benson also stated that the MMFHC attended the 2<sup>nd</sup> Annual Landlord Training held recently by the City and in partnership with the Fond du Lac County Housing Authority. She stated that the training was well received by the 40 – 50 landlords who participated.

D. Resolution No. 14-16 – A Resolution Authorizing the Reallocation of the PY2013 Community Development Block Grant (CDBG) Funding From Undesignated to Homestead Opportunity Program

Benson indicated that the homeowner of a Forest Avenue property passed away in December 2013. The Special Administrator for the estate has approached staff regarding the donation of the property to the RDA. CDBG funding would be used to raze the structure, pay the remaining portion of the 2013 property taxes and prepare the site for

future home construction. The lot will be donated to Habitat for Humanity as a future home site for a low-and-moderate income household as part of the Homestead Opportunity Program.

Pierce made a motion to approve Resolution No. 14-16; seconded by Ewald. Motion carried.

E. Adjourn into Closed Session

Merkel made a motion to adjourn into closed session. Gilles seconded the motion and the roll call vote was as follows: Ewald, aye; Gilles, aye; Merkel, aye; Pierce, aye; Teletzke, aye; Van Buren, aye. Motion carried.

F. Reconvene into Open Session

Van Buren made a motion to reconvene into open session. Gilles seconded the motion and the roll call vote was as follows: Ewald, aye; Gilles, aye; Merkel, aye; Pierce, aye; Teletzke, aye; Van Buren, aye. Motion carried.

G. Resolution No. 14-17 – A Resolution Approving Residential Rehabilitation Loans Under the Community Development Block Grant Program and/or HOME Programs

Ewald made a motion to approve Resolution No. 14-17; seconded by Pierce. Motion carried.

H. Action on Review of Request for Satisfaction

Gilles made a motion to approve the issuance of a satisfaction on the property located at 68-70 N. Main Street. Merkel seconded the motion and the roll call vote was as follows: Ewald, aye; Gilles, aye; Merkel, aye; Pierce, aye; Teletzke, aye; Van Buren, aye. Motion carried.

5. Correspondence

A. Thank you Letter From a Housing Rehabilitation Loan Recipient

The letter was reviewed by the members.

6. Other Matters as are Authorized by Law

7. Motion to Adjourn

The Authority adjourned by unanimous consent at 8:04 a.m.

Respectfully submitted,

Debbie Wegner  
Community Development Specialist

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REGULAR MEETING  
REDEVELOPMENT AUTHORITY OF THE  
CITY OF FOND DU LAC**

**WEDNESDAY, JUNE 18, 2014  
CLOSED SESSION**

Present

Absent

Richard Ewald  
Mary Gilles  
Karyn Merkel  
Ann Pierce  
Doug Teletzke  
Sarah Van Buren

Wegner declared a quorum present.

Staff in attendance:

Dyann Benson, Redevelopment Planner  
Debbie Wegner, Community Development Specialist

Two loans being considered for approval under the CDBG and/or HOME Program were reviewed. Also discussed was a request for a satisfaction and notification of the acceptance of less than the balance owed on Loan No. 06.06.

Respectfully submitted,

Debbie Wegner  
Community Development